

On behalf of Peabody and the wider client team, we would like to thank CP4H for the time and effort put in to the consultation process so far. This has been a long and detailed process. We are getting towards the end of the pre-submission phase and this feels like a good moment to reflect on the hours we have spent together discussing all aspects of the history and future of the site.

Although we may not always agree on outcomes, we really value the investment in the process that has led to a scheme that delivers a substantial amount of affordable housing, a large public park and a Women's Building that is flexible to suit a range of needs. There is more work to be done on the Women's Building – submission of the planning application is not the end of the conversation, it is permission to continue this important dialogue over the coming years.

Below are the point-by-point answers to the questions/issues raised. If anything is not clear, please don't hesitate in coming back to us.

Lack of a meaningful consultation

- a) The duration of the consultation, extended by a week, is a significant amount of time for individuals to respond, but we appreciate the difficulties in groups organising a response when coordinating virtually.

As repeatedly discussed, the materials are still available for people to comment and we have a bulk of information to work with to enable the scheme to progress.

We were happy to extend the consultation by a week, as publicised by c11,000 flyers, social media adverts to c70,000 people and adverts printed in both local newspapers and on the site hoarding

- b) The need more information option has been helpful in this consultation and the previous rounds to help shape the information we display in the October public exhibition. This includes but is not limited to sustainability, impact on local environment, tenure distribution and community/other facilities.
- c) Response in a)
- d) The promotional activity for the consultation included c11,000 flyers, social media adverts to c70,000 people and adverts printed in both local newspapers and on the site hoarding. The geographical area for flyers was agreed with LBI
- e) The hoarding were used to advertise the consultation. A local artist has been commissioned to display artworks produced from school workshops. We hope to have these installed on the hoardings by October.
- f) As answered above, the consultation was well advertised through various channels.

1 Consultation questions.

We were grateful for the input into the questions proposed, and were able to accept almost all of the suggested changes.

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- b) As above. The online exhibition and the ability to request paper copies helped to ensure access to the materials was available in light of the COVID-19 restrictions. We were also able to offer in person COVID-secure briefings.
- c) The need more information option has been helpful in this consultation and the previous rounds to help shape the information we display in the October public exhibition. Free fields were available throughout to ensure broad comments could be received.
- d) As above (1)
- e) As above
- f) Currently there are 22 mature trees which will be retained. There are also plans to move trees where possible and take cuttings from others. This will be made clearer in the October public exhibition.
- g) CP4H have previously requested sunlight and daylight information, which we are now in a position to provide. As makes clear on the slide relating to DL/SL, the key metric of achieving at least two hours of sunlight on the ground for at least 50% of a specific area on 21st March has been met and in many places greatly exceeded. This work has been produced by independent consultants Point 2, who will continue to be involved in the project
- h) Information section:
 - a. Slide 44 states the number of homes built in each phase. The capacity study referenced was not a masterplan and proposed a layout of buildings that is radically different to the July 2021 masterplan.
 - b. No cross sections were available at the time of printing the exhibition materials
 - c. 95% of the homes will be dual aspect. Overheating analysis on all homes is being conducted and the early signs are positive. This report will be available to the public on submission of the application.
 - d. The location and size of the women's building will be part of the planning application, with flexibility paramount in this design. As repeatedly discussed, no services will be identified for the women's building as part of the planning application
- i) 11,000 flyers, c70,000 audience for social media users in the postcode segments around the site, along with newspaper adverts in both local papers.
- j) Links to the available documents are provided, as above, the capacity study in not a masterplan and the assumptions made from this study do not relate to the July 2021 masterplan

2 Draft Masterplan Comments

95% of the homes are dual aspect as judged by the local planning authority and the London Plan

- a) Peabody are the second largest landlord in Islington, behind Islington Council. As the owner, landlord and manager of the new homes built and community created it is in Peabody's interest to create a healthy and sustainable network of new homes. Overheating analysis is being conducted and the early signs are positive.
- b) Overheating analysis has been completed to ensure mitigation measures are in place to avoid overheating. Passive measures, such as louvres, will be used where possible to reduce running costs for residents.
- c) Noted. This is being addressed through the acoustic and air quality reports, which will be submitted with the planning application
- d) Average Daylight Factor (ADF), figures will be available at the next stage of consultation. A key priority for the design team has been ensuring adequate daylight to all homes, and we have undertaken an intensive iterative process with officers of designing then daylight testing, then amending the design to improve performance and re-testing, and so-on. This process has been undertaken across the entire masterplan.

2.2 Maximise social housing at Council Rents

- a) As above, the capacity study is not a masterplan and the assumptions made from this study do not relate to the July 2021 masterplan
- b) We are in discussion with LBI about the intermediate product affordable housing, but are currently in line with their policy requirements for affordable housing. Shared Ownership remains a policy compliant intermediate affordable housing product. Tenure by block will be available at the next consultation, but is itself not something that can or will be consulted on. The scheme is designed to be tenure blind, meaning there is no distinction of design between any tenures of homes.
- c) The location of the buildings to the rear of the site would not meet the brief for the women's building. The consultation report on the brief showed support for this location.

2.3 Co-housing

As repeatedly discussed, there is no co-housing being proposed.

2.4 Quality Outdoor Space

- a) Concerns noted, as per 1.G, the key metric for measuring daylight/sunlight has been met across the site and generously exceeded in several locations. 82% of the public park has 2 hours or more sun on ground on 21 March. Initial wind modelling showed that the proposed scheme performs well, with no areas of significant concern. Further wind modelling is now underway and should risk areas be identified, mitigation measures (such as trees and hedges) will be put in place as a planning requirement. The buildings also offer passive surveillance over the park to ensure it is and feels like a welcoming safe space for all future users (both new residents and the existing community)
- b) concerns noted, as above.
- c) There is no management plan for the green space as part of the planning application, but Peabody are happy to discuss ideas with local groups and stakeholder as the project progresses. It is unclear what analysis would be carried out on a 3D model, could this be elaborated on?

- d) Universal access is not appropriate for residential rooftop amenity space (regardless of tenure) as discussed previously; nonetheless there is no rooftop play being proposed, with all play spaces now provided at ground and podium level.

2.5 Women's Building

- a) Concerns noted.
- b) As identified through consultation, there is a need to provide a main entrance to the Women's Building, along with a discreet entrance for vulnerable women to access services. This has been informed by contact with service providers who have welcomed the approach of a prominent location with a discreet entrance. There are plans identified through the planning application to manage the entrances to the Women's Building. Proposals for the materials are being developed following consultation feedback and will be shared at the October exhibition. Friezes have been identified on the building for public art installations, possibly from the outputs of the legacy project. Also, further information on materials will be submitted and assessed by the Council at condition stage (this is a standard approach).
- c) Noted. 62% of the Women's Garden receives 2 hours or more sun on ground on 21 March. A perimeter wall is proposed to provide privacy.
- d) Fit out is yet to be determined.
- e) The services identified in the draft masterplan are indicative of what could be provided, in line with previous comments about which/what services could be provided at from the Women's Building. The Building has been designed to allow for flexibility of future uses, and the future building occupier could use a space within the Building for a creche with access out into the garden.
- f) As above
- g) As above
- h) Storage spaces are not a planning matter, the application will seek permission for a 1,400sqm Women's Building that will be flexible to respond to the services available and deliverable from the space
- i) Noted, see b) for legacy project and artwork
- j) There is a legacy project underway which will help inform the approach to this important aspect both in the Women's Building and across the wider site.
- k) The application will seek permission for a 1,400 sqm Women's Building, with space for plant and services included
- l) A variety of commercial spaces will be applied for, the management of these is not and does not form part of the planning application. A commercial unit is still envisaged in Block C1, behind the Women's Building.
- m) As discussed previously, this project, as with all other developments in Islington and London are controlled by strict environmental targets and sustainability objectives. If there are gaps in these policies it would be helpful to know where.
- n) discussions with LBI are ongoing regarding skills and employment targets during construction. A target will be agreed between the parties for women in construction and an onsite green skills workshop will be provided to develop construction skills. This is as much detail as we have and can give at this stage.
- o) Agreed and noted
- p) Noted
- q) Through consultation the location of the Women's Building has settled at the front of the site (in line with the brief), in a prominent location, as part of an iconic structure, with a

flexible approach to space and a discreet entrance to allow services for vulnerable women to be delivered safely and securely.

2.6 Community Facilities

This information will be provided at the next consultation. There is no rooftop play proposed. Commercial units are proposed along Parkhurst and Camden Road. The public park will be available to all. No other community facilities are proposed.

2.7 Green Transport

- a) To note on the road layout, other options have been explored. We are open to ideas on the road layout and will be organising a transport workshop soon. Also note the road is required for refuse and recycling collection, so must be within appropriate distance to all plots to enable safe efficient collection by LBI vehicles.
- b) As above, Proposals include improvement to the existing TfL staggered pedestrian crossing across Camden/Parkhurst to realign this
- c) Agreed and noted

2.8 Priority Green

Please see 2.5, M). further information will be provided at the October exhibition , and submitted in the planning application.

2.9 Green Construction Training

Please see 2.5, N).

2.10 Design and integration

We have been in contact with residents who neighbour the site, but thank you for passing on some of the comments you have received.

- a) We will be hosting a workshop with these residents once we have updated imagery from the various key viewpoints
- b) Noted. Further information regarding townscape will be available at the next consultation, together with a 3D model
- c) Further view will be provided at the next consultation